

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 13427 POND SPRINGS ROAD FROM COMMUNITY
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT
4 TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO)
5 COMBINING DISTRICT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from community commercial-conditional overlay (GR-CO)
11 combining district to general commercial services-conditional overlay (CS-CO) combining
12 district on the property described in Zoning Case No. C14-2012-0095, on file at the
13 Planning and Development Review Department, as follows:

14
15 11,200 square feet of land, more or less, out of the Elisha Allen Survey Abstract
16 No. 18 the tract of land being more particularly described by metes and bounds in
17 Exhibit "A" incorporated into this ordinance (the "Property"),

18
19 locally known as 13427 Pond Springs Road in the City of Austin, Williamson County,
20 Texas, and generally identified in the map attached as Exhibit "B".

21
22 PART 2. The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 A. A site plan or building permit for the subject tract may not be approved,
26 released, or issued if the completed development or uses of the subject tract,
27 when considered cumulatively with all existing or previously authorized
28 development and uses on the original tract, generate traffic that exceeds the trip
29 restriction approved for the original tract per Ordinance 20061130-051.

30
31 B. The following uses are prohibited uses of the Property:

32
Automotive repair services Automotive rentals
Automotive sales Automotive washing (of any type)
Agricultural sales and services Campground
Drop-off recycling collection facility Kennels
Laundry services Monument retail sales

Plant nursery
Commercial blood plasma center

Vehicle storage

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS-CO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2012.

PASSED AND APPROVED

_____, 2012 §
 §
 §
_____, 2012 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
City Attorney City Clerk

HOLT CARSON, INC.

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0880
FACSIMILE: (512) 442-1084

July 26, 2012

FIELD NOTE DESCRIPTION OF 11,200 SQUARE FEET OF LAND PROPOSED FOR ZONING CHANGE OUT OF THE ELISHA ALLEN SURVEY ABSTRACT NO. 18 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (6.983 ACRE) TRACT CONVEYED TO FURROWS NORTH PROPERTIES, LTD. BY DEED RECORDED IN DOCUMENT No. 2002055772 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 60 D nail found at the base of a fence corner post at the most northerly corner of that certain (6.983 acre) tract of land as conveyed to Furrows North Properties, Ltd. by deed recorded in Document No. 2002055772 of the Official Records of Williamson County, Texas, and being an angle corner of Lot 30, Jolly Oaks, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet B Slide 386 of the Plat Records of Williamson County, Texas, and being the most westerly corner of Lot 2, Block A, Williamson County Fire District No. 1 Subdivision, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet K Slide 33 of the Plat Records of Williamson County, Texas, and from which a ½ inch iron rod found with plastic cap marked "Carson and Bush Professional Surveyors" in the north right-of-way line of Anderson Mill Road bears S 48 deg. 30' 08" E 632.95 and also from which a ½ inch iron rod found at the most southerly corner of said Lot 30 bears S 40 deg. 06' 47" W 141.54 ft.;

THENCE crossing the interior of said Furrows North tract, S 19 deg. 10' W 205.2 ft. to a calculated point at the most northerly corner of a 1 story metal and rock building, and being the most northerly corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the northeast face of said metal and rock building, S 48 deg. 31' E 150.3 ft. to a calculated point at the most easterly corner of said building;

THENCE with the southeast face of said building, S 41 deg. 29' W 74.5 ft. to a calculated point at the most southerly corner of this tract;

THENCE crossing through the interior of said building, N 48 deg. 31' W 150.3 ft. to a calculated point at on the northwest face of said building at the most westerly corner of this tract;

THENCE with the northwest face of said building, N 41 deg. 29' E 74.5 ft. to the Place of Beginning, containing 11,200 sq. ft. of land.

PREPARED: August 24, 2008

from survey of June 24, 2005

BY:



Anne Thayer

Registered Professional Land Surveyor No. 5850

see sketch C687011



SKETCH TO ACCOMPANY FIELD
NOTES TO 11,200 SQUARE FEET
PROPOSED FOR ZONING CHANGE
OUT OF THE ELISHA ALLEN SURVEY
ABSTRACT No. 18 IN WILLIAMSON
COUNTY, TEXAS, AND BEING
A PORTION OF THAT CERTAIN
(6.963 ACRE) TRACT OF LAND
CONVEYED TO FURROWS NORTH
PROPERTIES, LTD. BY DEED
RECORDED IN DOCUMENT NO.
2002055772 OF THE OFFICIAL
RECORDS OF WILLIAMSON
COUNTY, TEXAS.

Les Procter, Trustee
Volume 531
Page 555

JOLLY OAKS

CABINET B SLIDE 386

LOT 30

POR

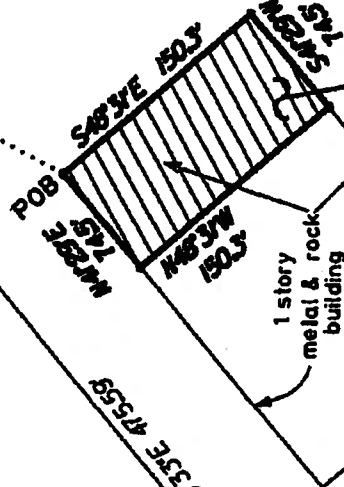
at base of fence
corner post

LOT 2

Bearing Basis
S48°30'06"E 632.95'

POR

N48°30'35"E 455.9'



11,200 SQ. FT.
PROPOSED FOR ZONING
CHANGE

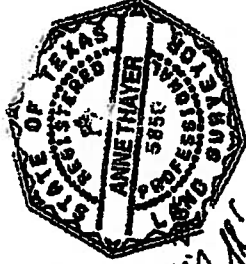
Furrows North Properties, Ltd.
(6.963 Acres)
Document No.
2002055772

POND SPRINGS ROAD (100')

N48°27'38"W 321.57'

SCALE: 1"=100'

HOLT CARSON, INC.
1904 FORTVIEW ROAD AUSTIN, TX 78704
(512) 442-0990



PREPARED: July 26, 2012
from survey of June 24, 2012
BY: *[Signature]*
Anne Thayer
Registered Professional Land Surveyor No. 5850

C667010

SCANNED

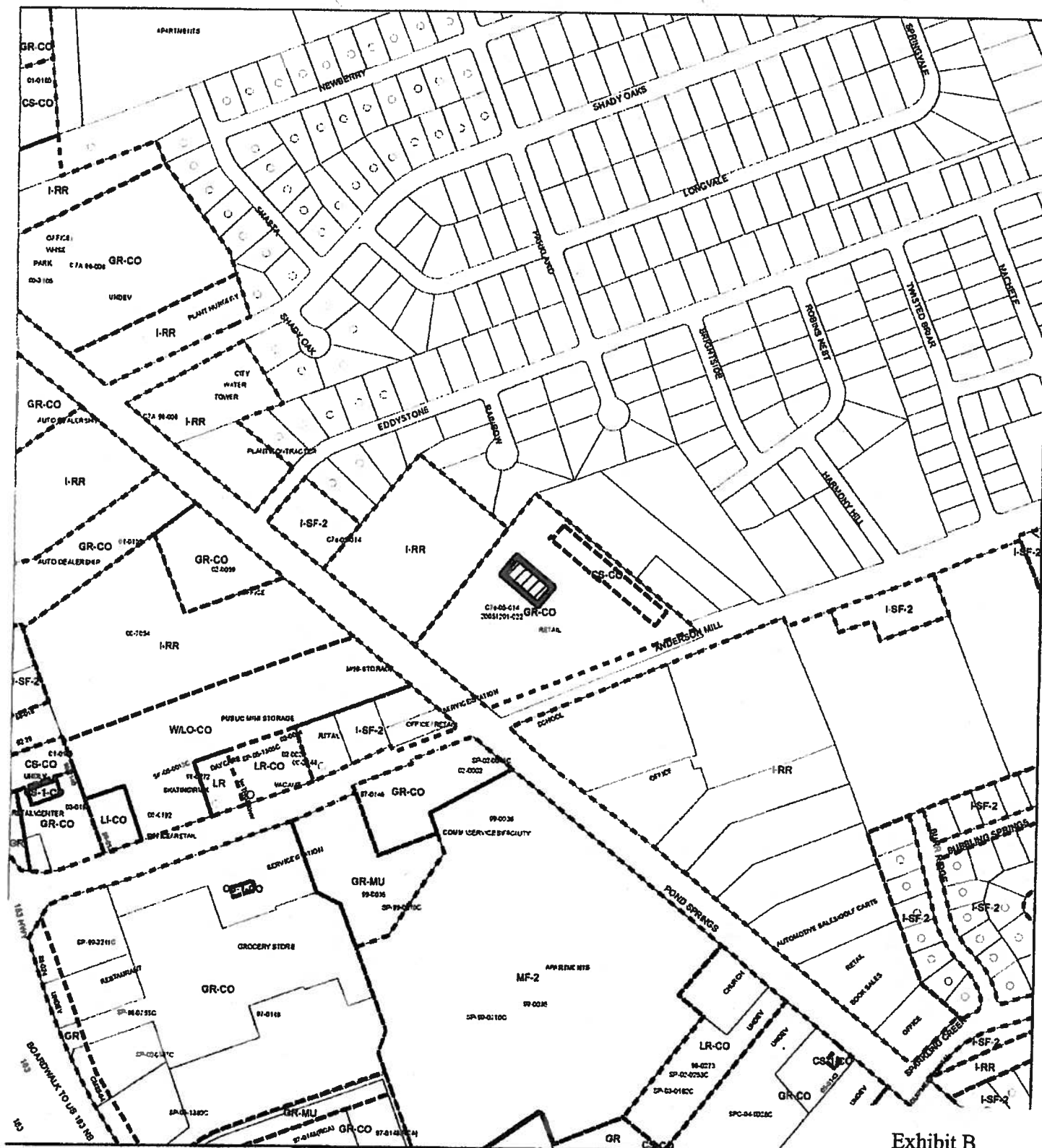
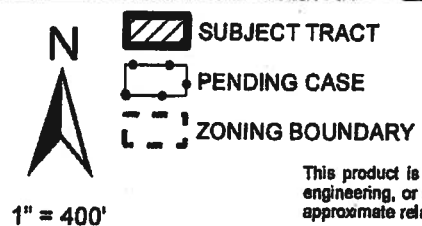


Exhibit B



ZONING
ZONING CASE#: C14-2012-0095

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

